

2012 Dubois County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Dubois County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Dubois County the average tax bill for all taxpayers decreased by 5.7%. This tax bill fall was mainly the result of the 6.1% decrease in the tax levy of all local government units. Dubois County certified net assessed value increased by 1.6%, mostly due to rising farmland assessments. Business gross assessments grew only slightly, which may have been a legacy of the recession. Falling levies and rising assessed values caused tax rates to fall in all Dubois County tax districts, which decreased tax cap credits. Credits as a percent of the levy fell by 0.9% in Dubois County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-5.7%	\$39,045,259	\$2,064,105,878	2.2%
Change		-6.1%	1.6%	-0.9%
2011	7.3%	\$41,562,984	\$2,031,060,572	3.1%

Homestead Property Taxes

Homestead property taxes decreased 5.7% on average in Dubois County in 2012. Tax rates in all Dubois County tax districts decreased. The county average tax rate fell by 7.5%. The percentage of Dubois County homesteads at their tax caps fell from 14.2% in 2011 to 11.7% in 2012. This slightly reduced the effect of the tax rate reduction on homestead tax bills. Dubois County had no local homestead credits in 2012.

Net Tax Bill Changes - All Property Types

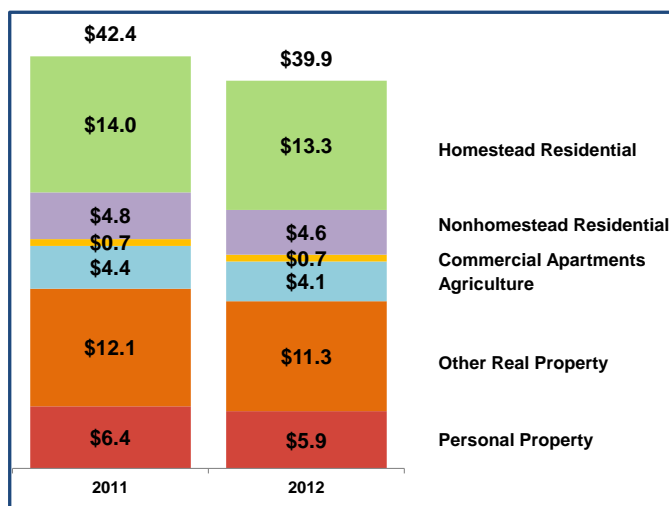
The largest part of Dubois County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers decreased 5.7% in Dubois County in 2012. Net taxes were lower for all property categories.

Comparable Homestead Property Tax Changes in Dubois County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	1,629	13.3%
No Change	534	4.4%
Lower Tax Bill	10,091	82.3%
Average Change in Tax Bill	-5.7%	
Detailed Change in Tax Bill		
20% or More	241	2.0%
10% to 19%	188	1.5%
1% to 9%	1,200	9.8%
0%	534	4.4%
-1% to -9%	6,285	51.3%
-10% to -19%	3,427	28.0%
-20% or More	379	3.1%
Total	12,254	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in all Dubois County tax districts. The average tax rate fell by 7.5%, because of a large levy decrease and a smaller increase in net assessed value.

Levies in Dubois County decreased by 6.1%. Southwest Dubois County School Corporation had large decreases in its debt service fund and referendum debt fund. All three of the other school corporations in Dubois County also had substantial decreases in levies. The largest levy increases were in the county unit, due to an increase in the health fund, and the city of Jasper, due to an increase in the park and recreation fund.

Dubois County's total net assessed value increased 1.2% in 2012. Agricultural net assessments rose 8.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments were nearly unchanged, rising 0.3%. The decline in business net assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$1,696,927,155	\$1,717,565,802	1.2%	\$751,644,001	\$763,847,553	1.6%
Other Residential	267,282,300	266,578,000	-0.3%	266,343,229	265,600,337	-0.3%
Ag Business/Land	262,547,600	285,049,400	8.6%	262,238,794	283,157,403	8.0%
Business Real/Personal	982,464,245	985,470,622	0.3%	837,893,248	831,452,555	-0.8%
Total	\$3,209,221,300	\$3,254,663,824	1.4%	\$2,118,119,272	\$2,144,057,848	1.2%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Dubois County were \$883,675, or 2.2% of the levy. This was less than the state average percentage of the levy of 9.2%, as well as less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Dubois County's tax rates were lower than the state average and the state median.

More than half of the total tax cap credits were in the 1% homestead category; almost all of the rest were in the 2% nonhomestead/farmland category. The largest percentage losses were in the cities of Huntingburg and Jasper and the town of Holland, where district tax rates were above \$2 per \$100 assessed value. The largest dollar losses were in the Greater Jasper School Corporation, the city of Jasper, and the county unit.

Tax Cap Credits by Category

Tax cap credits decreased in Dubois County in 2012 by \$451,941, or 33.8%. The percentage of the levy lost to credits fell by 0.9%. There were no major changes in state policy to affect tax cap credits in 2012. Dubois County credits decreased mainly because district tax rates decreased.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$676,426	\$508,596	-\$167,830	-24.8%
2%	598,205	343,086	-255,119	-42.6%
3%	0	0	0	0.0%
Elderly	60,985	31,993	-28,992	-47.5%
Total	\$1,335,616	\$883,675	-\$451,941	-33.8%
% of Levy	3.1%	2.2%		-0.9%

Dubois County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	54,491,743	37,840,362	39,052,617	41,562,984	39,045,259	-30.6%	3.2%	6.4%	-6.1%
State Unit	51,414	0	0	0	0	-100.0%			
Dubois County	7,472,095	6,001,216	6,317,720	6,468,928	6,669,126	-19.7%	5.3%	2.4%	3.1%
Bainbridge Township	82,572	85,459	90,024	91,824	66,225	3.5%	5.3%	2.0%	-27.9%
Boone Township	20,498	21,311	22,073	22,647	23,193	4.0%	3.6%	2.6%	2.4%
Cass Township	40,456	39,545	40,986	42,070	42,691	-2.3%	3.6%	2.6%	1.5%
Columbia Township	16,237	16,727	17,513	17,950	18,545	3.0%	4.7%	2.5%	3.3%
Ferdinand Township	50,246	51,674	51,697	54,165	55,982	2.8%	0.0%	4.8%	3.4%
Hall Township	13,367	13,880	14,373	14,686	15,163	3.8%	3.6%	2.2%	3.2%
Harbison Township	40,322	41,711	43,523	44,620	33,894	3.4%	4.3%	2.5%	-24.0%
Jackson Township	43,949	45,562	47,590	48,761	50,319	3.7%	4.5%	2.5%	3.2%
Jefferson Township	17,629	18,558	18,752	19,472	20,085	5.3%	1.0%	3.8%	3.1%
Madison Township	48,684	50,995	52,998	54,255	53,403	4.7%	3.9%	2.4%	-1.6%
Marion Township	24,451	25,121	26,304	24,765	23,052	2.7%	4.7%	-5.9%	-6.9%
Patoka Township	82,048	85,395	88,714	90,948	93,939	4.1%	3.9%	2.5%	3.3%
Jasper Civil City	5,706,682	5,812,999	6,085,884	6,240,446	6,429,114	1.9%	4.7%	2.5%	3.0%
Huntingburg Civil City	1,516,317	1,531,257	1,597,712	1,638,542	1,609,598	1.0%	4.3%	2.6%	-1.8%
Birdseye Civil Town	28,552	29,708	31,000	31,861	32,876	4.0%	4.3%	2.8%	3.2%
Ferdinand Civil Town	563,790	568,805	605,309	620,699	639,317	0.9%	6.4%	2.5%	3.0%
Holland Civil Town	116,156	119,201	126,574	129,474	133,139	2.6%	6.2%	2.3%	2.8%
Northeast Dubois County School Corp	4,555,408	2,187,569	2,368,563	2,883,750	2,204,807	-52.0%	8.3%	21.8%	-23.5%
Southeast Dubois County School Corp	5,807,638	3,559,799	3,765,012	3,884,460	3,491,611	-38.7%	5.8%	3.2%	-10.1%
Southwest Dubois County School Corp	5,930,856	3,436,600	3,208,839	4,678,523	3,619,737	-42.1%	-6.6%	45.8%	-22.6%
Greater Jasper Consolidated School Corp	20,804,261	12,335,105	12,473,459	12,601,770	11,829,707	-40.7%	1.1%	1.0%	-6.1%
Huntingburg Public Library	275,514	253,530	263,009	270,621	279,165	-8.0%	3.7%	2.9%	3.2%
Jasper Public Library	544,171	555,445	585,999	602,256	620,876	2.1%	5.5%	2.8%	3.1%
Dubois County Contractual Library	399,431	721,221	871,336	738,526	741,399	80.6%	20.8%	-15.2%	0.4%
Dubois County Airport	162,809	157,771	159,610	162,485	167,193	-3.1%	1.2%	1.8%	2.9%
Northeast Dubois County Fire Protection	76,190	74,198	78,044	84,480	81,103	-2.6%	5.2%	8.2%	-4.0%
Dubois County Solid Waste Mgmt Dist	0	0	0	0	0				
Huntingburg Redevelopment Commission	0	0	0	0	0				

Dubois County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
19001	Bainbridge Township	1.4627	--	--	--	--	--	--	1.4627
19002	Jasper City	2.1729	--	--	--	--	--	--	2.1729
19003	Boone Township	1.5002	--	--	--	--	--	--	1.5002
19004	Cass Township	1.5882	--	--	--	--	--	--	1.5882
19005	Holland Town	2.5696	--	--	--	--	--	--	2.5696
19006	Columbia Township	1.3433	--	--	--	--	--	--	1.3433
19007	Ferdinand Township	1.5417	--	--	--	--	--	--	1.5417
19008	Ferdinand Town	2.0810	--	--	--	--	--	--	2.0810
19009	Hall Township	1.2761	--	--	--	--	--	--	1.2761
19010	Hall Township II	1.3122	--	--	--	--	--	--	1.3122
19011	Harbison Township	1.3065	--	--	--	--	--	--	1.3065
19012	Harbison Township II	1.3165	--	--	--	--	--	--	1.3165
19013	Jackson Township	1.5333	--	--	--	--	--	--	1.5333
19014	Jefferson Township	1.5271	--	--	--	--	--	--	1.5271
19015	Birdseye Town	1.9873	--	--	--	--	--	--	1.9873
19016	Madison Township	1.5138	--	--	--	--	--	--	1.5138
19017	Marion Township	1.2899	--	--	--	--	--	--	1.2899
19018	Marion Township II	1.3211	--	--	--	--	--	--	1.3211
19019	Patoka Township	1.6007	--	--	--	--	--	--	1.6007
19020	Huntingburg City	2.5703	--	--	--	--	--	--	2.5703
19021	Jasper Madison	2.1724	--	--	--	--	--	--	2.1724
19022	Jasper Boone	2.1757	--	--	--	--	--	--	2.1757

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dubois County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	508,596	342,285	0	31,993	882,875	39,045,259	2.3%
<i>TIF Total</i>	0	800	0	0	800	1,158,973	0.1%
<i>County Total</i>	508,596	343,086	0	31,993	883,675	40,204,232	2.2%
Dubois County	75,007	49,149	0	5,056	129,212	6,669,126	1.9%
Bainbridge Township	882	409	0	59	1,350	66,225	2.0%
Boone Township	2	3	0	1	6	23,193	0.0%
Cass Township	6	62	0	31	98	42,691	0.2%
Columbia Township	0	0	0	9	9	18,545	0.0%
Ferdinand Township	51	53	0	26	129	55,982	0.2%
Hall Township	0	0	0	2	2	15,163	0.0%
Harbison Township	0	0	0	16	16	33,894	0.0%
Jackson Township	0	0	0	40	40	50,319	0.1%
Jefferson Township	0	0	0	14	14	20,085	0.1%
Madison Township	76	2	0	12	90	53,403	0.2%
Marion Township	0	0	0	8	8	23,052	0.0%
Patoka Township	546	1,380	0	115	2,042	93,939	2.2%
Jasper Civil City	151,240	64,613	0	4,767	220,620	6,429,114	3.4%
Huntingburg Civil City	22,503	56,862	0	2,744	82,110	1,609,598	5.1%
Birdseye Civil Town	0	0	0	130	130	32,876	0.4%
Ferdinand Civil Town	2,091	2,521	0	862	5,473	639,317	0.9%
Holland Civil Town	350	3,811	0	300	4,461	133,139	3.4%
Northeast Dubois County School Corp	0	0	0	721	721	2,204,807	0.0%
Southeast Dubois County School Corp	3,896	4,545	0	3,008	11,449	3,491,611	0.3%
Southwest Dubois County School Corp	20,760	55,098	0	4,658	80,517	3,619,737	2.2%
Greater Jasper Consolidated School Corp	213,774	91,329	0	8,038	313,142	11,829,707	2.6%
Huntingburg Public Library	1,939	5,147	0	359	7,445	279,165	2.7%
Jasper Public Library	13,240	5,656	0	480	19,377	620,876	3.1%
Dubois County Contractual Library	353	412	0	384	1,149	741,399	0.2%
Dubois County Airport	1,880	1,232	0	127	3,239	167,193	1.9%
Northeast Dubois County Fire Protection	0	0	0	27	27	81,103	0.0%
Huntingburg Redevelopment Commission	0	0	0	0	0	0	
Dubois County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Huntingburg Redevelopment Commission	0	0	0	0	0	0	
TIF - Patoka	0	0	0	0	0	73,975	0.0%
TIF - Huntingburg	0	800	0	0	800	1,084,998	0.1%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.